010.0	0001	0011.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	757,200 /	757,200
					USE VALUE:	757,200 /	757,200
					ASSESSED:	757,200 /	757,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		WHITTEMORE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LIU TE-YANG/ETAL
Owner 2:	WI TI
Owner 3:	
Street 1:	15 WHITTEMORE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .075 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1900, having primarily Clapboard Exterior and 1984 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3271.000	342,700		414,500	757,200
Total Card	0.075	342,700		414,500	757,200
Total Parcel	0.075	342,700		414,500	757,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 381.70 | /Parcel: 381.70

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct: 8093

GIS Ref:

GIS Ref:

Insp Date: 11/18/17

!919!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 010.0-0001-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	342,700	0	3,271.	414,500	757,200		Year end	12/23/2021
2021	101	FV	332,400	0	3,271.	414,500	746,900		Year End Roll	12/10/2020
2020	101	FV	332,500	0	3,271.	414,500	747,000	747,000	Year End Roll	12/18/2019
2019	101	FV	261,100	0	3,271.	440,400	701,500	701,500	Year End Roll	1/3/2019
2018	101	FV	260,700	0	3,271.	321,200	581,900	581,900	Year End Roll	12/20/2017
2017	101	FV	260,700	0	3,271.	279,800	540,500	540,500	Year End Roll	1/3/2017
2016	101	FV	260,700	0	3,271.	238,300	499,000	499,000	Year End	1/4/2016
2015	101	FV	246,000	0	3,271.	233,200	479,200	479,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	19:14:03

LAST REV

Date	Time
12/11/17	13:21:36
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 919

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LIANG XIAOBIN	27193-530		4/7/1997		184,000	No	No	Y	

USER DEFINED

Prior Id # 1:	8093
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/9/2010	968	Re-Roof	13,200					

ACTIVITY INFORMATION

Date	Result	By	Name
11/18/2017	MEAS&NOTICE	KB	Kevin B
2/14/2009	Meas/Inspect	197	PATRIOT
9/28/1999	Meas/Inspect	243	PATRIOT
8/23/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3271		Sq. Ft.	Site		0	80.	1.58	1									414,504						414,500	

Total AC/HA:	0.07509	Total SF/SM:	3271	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	414,504	Spl Credit		Total:	414,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.24322033
Const Adj.:	0.99495000
Adj $ / SQ:	166.987
Other Features:	78500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	496635
Depreciation:	153957
Depreciated Total:	342678

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	

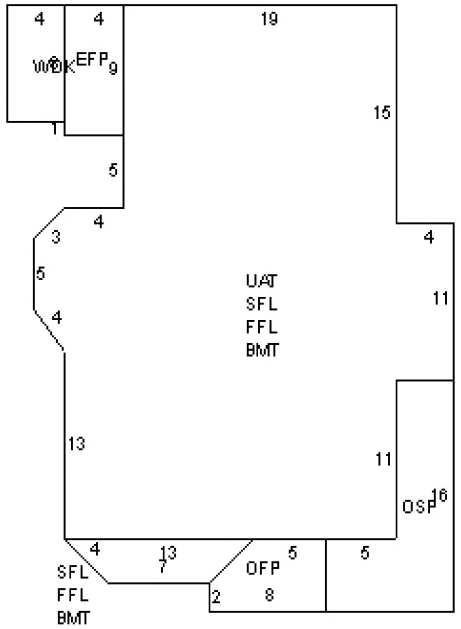
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	183.69
Special Features:	0	Val/Su Net:	111.92
Final Total:	342700	Val/Su SzAd	193.62

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	885	50.100	44,335
FFL	First Floor	885	166.990	147,784
SFL	Second Floor	885	166.990	147,784
UAT	Upper Attic	214	116.890	24,985
OSP	Screen Porch	89	38.350	3,413
EFP	Enclos Porch	36	72.230	2,600
OFP	Open Porch	36	43.780	1,576
WDK	Deck	32	15.920	509
	Net Sketched Area:	3,062	Total:	372,986

Size Ad	1770	Gross Area	3703	FinArea	1984

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

010.0-0001-0011.0

IMAGE

AssessPro Patriot Properties, Inc